Name and Address of New Owner:
Kaitlin Lawrence
2929 Edge Moor Drive
Nashville, TN 37217

Send Tax Statements To:
New Owner

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-21040990

Map and Parcel: 150 05 0 193.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lisa Walters, an unmarried woman**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Kaitlin Alexandria Lawrence, a single woman,** hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, and being all of Lot No. 724, Section 17, Edge-O-Lake Estates, according to survey and plat of same appearing of record in Book 4460, page 44, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed to Lisa Walters, unmarried by Cash Deed for Tennessee filed for record on July 26, 2011 in Instrument Number 20110726-0057033, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following Covenants, Conditions and Restrictions of Edge-O-Lake of record in Book 4549, page 802; All matters as set forth per Plat Book 4460, page 44, said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 2929 Edge Moor Drive, Nashville, TN 37217

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 639069 **DEEDWARR**
05/18/2021 03:09:33 PM 2 pgs
Fees: $13.00 Taxes: $980.13

20210518-0067325

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-SB-BR212929

WITNESS my hand this 14th day of May, 2021.

Lisa Walters

State of Tennessee

County of Rutherford

Personally appeared before me, Lisa Walters with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 14th of May, 2021.

Notary Public
My Commission Expires: 5/20/22

ANGELA HOWARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $264,900.00.

Affiant Signature

Subscribed and sworn to before ~~me,~~ this 14th day of May, 2021.

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 10/2/23